

# BLIGHT AND SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated West "O" Street Redevelopment Area, in Lincoln, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the West "O" Street Redevelopment Area, referred to as the **Redevelopment Area**. **Illustration 1** delineates the Area in relation to the City of Lincoln.

The West "O" Redevelopment Area boundary is described as an area in or adjacent to the City of Lincoln, Lancaster County, Nebraska, described as follows: Beginning at the intersection of the West line of Lot 35 in Section 23, Township 10 North Range 5 East of the 6<sup>th</sup> P.M. and the Interstate Highway 80 Right of Way, thence continuing in a Southeasterly direction along the South Right of Way line of Interstate Highway 80 to the Southeast corner of intersection of such Interstate Highway 80 Right of Way and Northwest 27<sup>th</sup> Street, thence South along the East line of Northwest 27<sup>th</sup> Street to the Southeast corner of the intersection of West Q Street and Northwest 27<sup>th</sup> Street, thence East along the South line of West Q Street to the Northeast corner of Irregular Tract Lot 210 in the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6<sup>th</sup> P.M., thence Southeast along the East line of said Lot 210 to the intersection of such line with the North line of Irregular Tract Lot 209 in such section, thence in an Easterly direction to the Southwest corner of Irregular Tract Lot 94 in said Section, thence North along the West line of said Lot 94 to the Northwest corner of said Lot 94, thence East along the North line of said Lot 94 and continuing East to a point on the West line of Northwest 24<sup>th</sup> Street, thence South along the West line of Northwest 24<sup>th</sup> Street to the intersection of such line in the extended South line of Lot A, Bolton Addition, thence East along such line to a point on the East line of Northwest 22<sup>nd</sup> Street, thence North along said East line to the Southwest corner of Lots 41 through 44, Block 2, North Manchester Addition, thence East along said South line and continuing on such line extended to a point on the West line of Northwest 20<sup>th</sup> Street, thence North along said West line to a point on the South line of Lot 1, Quattrocchi Addition, extended, thence East along said line and continuing on such line extended to the Southeast corner of Lot 10, Block 10, Woods Brothers Lakeview Acres, thence North along the East line of said Lot 10 to the South line of West Q Street, thence East along the South line of West Q Street to the Southwest corner of the intersection of West Q Street and Northwest 18<sup>th</sup> Street, thence South along the East line of Northwest 18<sup>th</sup> Street to the Southwest corner of Lot 9, Block 11, Woods Brothers

Lakeview Acres, thence East along the South line of said Lot 9 and continuing East on said lot line extended to a point on the East line of Capitol Beach Boulevard, thence South along said East line to the Northeast corner of the intersection of Capitol Beach Boulevard and West P Street, thence East along the North line of West P Street to the Northwest corner of the intersection of West P Street and Sun Valley Boulevard, thence Northeasterly along the West line of Sun Valley Boulevard to a point on the South line of West Gate Park for Business and Industry, thence due East to a point on the West line of Salt Creek, thence in a Northeasterly direction along said West line of Salt Creek to a point on the East line of 2<sup>nd</sup> Street, thence South along the East line of Second Street to the Northeast corner of the intersection of 2<sup>nd</sup> Street and P Street, thence East along the North line of P Street to the Southeast corner of Lot 8, Block 254, Original Plat, thence South across P Street and along the East line of Lot 5, and the East line of Lot 10, Block 249, Original Plat to a point on the North line of O Street, thence East along the North line of O Street to the Northeast corner of the intersection of O Street and 9<sup>th</sup> Street, thence South along the East line of 9<sup>th</sup> Street to the Southeast corner of the intersection of O Street and 9<sup>th</sup> Street, thence West along the South line of O Street to the Southwest corner of the intersection of O Street and 3<sup>rd</sup> Street, thence South along the West line of 3<sup>rd</sup> Street to the Northwest corner of the intersection of N Street and 3<sup>rd</sup> Street, thence West along the North line of N Street to the Northeast corner of the intersection of N Street and 2<sup>nd</sup> Street, thence South along the East line of 2<sup>nd</sup> Street to the Southeast corner of the intersection of 2<sup>nd</sup> Street and L Street, thence West along the South line of L Street to a point on the West line of Lot 9, Union Land Co. subdivision, thence South to the Southeast corner of said Lot 9, thence West along said South line of Lot 9 and continuing West to the Southwest corner of Irregular Tract Lot 98 of the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6<sup>th</sup> P.M., thence Northwest/North along the West side of said Lot 98 to the Northeast corner of Irregular Tract Lot 109 in the Northwest Quarter of Section 27, Township 10 North, Range 6 East of the 6<sup>th</sup> P.M., thence in a West/Southwesterly direction along the South line of said Lot 109 to its intersection with the Burlington Northern Railroad Right of Way, thence continuing in a Southwesterly direction along the South line of the Burlington Northern Railroad Right of Way to the intersection of such Right of Way and the West line of Capital Beach Boulevard, thence North along the West line of Capital Beach Boulevard to the North line of said Burlington Northern Railroad Right of Way, thence in a Westerly direction along the North line of said Burlington Northern Railroad Right of Way to a point on the West line of Lot 35 in Section 23, Township 10 North Range 5 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, thence North along said West line to the point of beginning.